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Continued April 1, 1987

<u>BIDDER</u>	<u>BID</u>
Engineer's Estimate	\$23,384.00
Amerine Systems	\$26,684.00
Nor Cal Construction	\$28,001.00
Lubenko Construction Co.	\$29,440.00
Bowers Co.	\$29,550.00
Claude C. Wood Co.	\$29,795.00
Brock Construction	\$31,920.00
Crutchfield Construction	\$34,056.50
R.H. & Co.	\$35,532.00
K.R. Larsen	\$36,230.00
Daniel Ontiveros	\$37,966.00
Pacific Asphalt	\$39,760.00

This project consists of a master plan water main and fire hydrant that will be installed prior to overlaying Fairmont Avenue.

Plans and specifications for this project were approved on March 4, 1987.

Council adopted Resolution No. 87-41 awarding the contract for "Fairmont Avenue Water Main" to Amerine Systems in the amount of \$26,684.00.

PLANS AND
SPECIFICATIONS FOR
TOKAY STREET
RECONSTRUCTION,
SPRR TO STOCKTON
STREET APPROVED

CC-12.1(c)

Council approved the plans and specifications for "Tokay Street Reconstruction, SPRR to Stockton Street", and authorized advertising for bids thereon.

This project includes minor storm drain work and reconstruction of the pavement. Due to the nature of industries having access on this portion of Tokay Street, a number of measures have been taken to minimize and equalize the disruption to their operations. They include:

- separation of this work and the overlay planned for Tokay Street, Stockton to Cherokee, into two separate projects;
- replacement of curb and gutter by informal contract prior to the street work;
- pavement design using full depth asphalt concrete instead of rock base and asphalt concrete;
- scheduling work for the month of June.

The total project estimate includes the work being done under separate contract.

DEVELOPMENT AGREEMENT
FOR LOCKEFORD PLACE
LOCATED AT 225 WEST
LOCKEFORD STREET
APPROVED

CC-46

Council approved the development agreement for Lockeford Place at 225 West Lockeford Street, and directed the City Manager and City Clerk to execute the development agreement on behalf of the City.

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Council was apprised that Bennett and Compton, Inc., the developer of this parcel, has furnished the City with the improvement plans, the necessary agreements, guarantees, insurance certificates and fees for the proposed development.

This development is located at 225 West Lockeford Street. It is zoned C-2 and will be the location of 4 fourplex residential buildings containing 16 units.

PURCHASE AND
STANDARDIZATION OF
CONDENSER REPLACEMENT
FOR THE PUBLIC SAFETY
BUILDING APPROVED

Council approved the purchase and standardization of condenser replacement at the Public Safety Building.

CC-20
CC-47

Council was apprised that during the past budget year the other condenser unit was replaced by formal contract and was relocated from an outside basement pit to ground level.

The remaining condenser unit now needs replacement and the recommended standardization will minimize problems with maintenance and parts.

To improve operations the replacement unit will also be relocated from below ground level to ground level. The relocation will be performed by Building Maintenance personnel and the replacement unit will be purchased directly from the manufacturer and installed by a local mechanical service firm.

AWARD - PURCHASE OF
POLEMOUNT TRANSFORMERS

RES. NO. 87-42

City Manager Peterson presented bids which had been received for the purchase of one 25 KVA, four 37.5 KVA, ten 50 KVA, ten 75 KVA and one 100 KVA single-phase pole-mounted transformers.

CC-12(d)

On recommendation of the City Manager, Council adopted Resolution No. 87-42 awarding the bid for the purchase of polemount transformers as follows:

Westinghouse Electric Supply Co. (WESCO)

10 - 50 KVA C. P.	\$ 8,130.20
1 - 25 KVA Conv.	501.38
	<u>\$ 8,631.58</u>

General Electric Supply Co.

10 - 75 KVA. C.P.	\$12,645.80
1 - 100 KVA C.P.	1,507.32
4 - 37.5 KVA Conv.	2,607.60
5 - 75 KVA Conv.	5,591.50
	<u>\$22,352.22</u>

The total cost of the award is \$30,983.80

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AWARD - PURCHASE OF
PADMOUNT TRANSFORMERS

RES. NO. 87-43 City Manager Peterson presented the bids which had been received for seven 37.5 KVA, five 50 KVA, five 75 KVA and three 100 KVA single-phase and one 112.5 KVA, two 150 KVA, two 225 KVA, one 300 KVA, one 750 KVA, one 1,000 KVA and one 1,500 KVA three-phase padmount transformers.

CC-12(d)

Following recommendation of the City Manager, Council adopted Resolution No. 87-43 awarding the bid for the subject pad-mounted transformers as follows:

RTE Corporation

7 - 37 1/2 KVA single-phase 240/120	\$ 6,767.04
5 - 50 KVA "	5,225.80
1 - 112 1/2 KVA three-phase 208Y/120	3,446.06
2 - 225 KVA "	9,109.64
2 - 150 KVA three-phase 408Y/277	7,133.80
1 - 300 KVA "	5,023.34
	<u>\$36,705.68</u>

Maydwell & Hartzell, Inc.

5 - 75 KVA single-phase 240/120	\$ 6,704.50
3 - 100 KVA "	4,919.46
1 - 750 KVA three-phase 480Y/277	10,461.14
1 - 1000 KVA "	11,654.70
	<u>\$33,739.80</u>

General Electric Supply Co.

1 - 1500 KVA three-phase 4160Y/2400	\$15,187.68
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The total cost of the award is \$85,633.16.

PUBLIC HEARINGS Notice thereof having been published according to law, an affidavit of which publication is on file in the office of the City Clerk, Mayor Reid called for the Public Hearing regarding Council's intention to adopt a Resolution of Necessity regarding Eminent Domain pursuant to the Code of Civil Procedure - property located at 18695 North Kennison Lane within San Joaquin County.

RESOLUTION OF
NECESSITY REGARDING
EMINENT DOMAIN
ADOPTED BY COUNCIL
PURSUANT TO THE CODE
OF CIVIL PROCEDURE -
PROPERTY LOCATED AT
18695 NORTH KENNISON
LANE WITHIN SAN
JOAQUIN COUNTY

RES. NO. 87-44 Council was apprised that at the March 4, 1987 City Council meeting, Council set a hearing for April 1, 1987 to

Continued April 1, 1987

CC-27(a)
CC-85

consider adoption of a resolution of necessity for the acquisition of water well site 10R by eminent domain proceedings, pursuant to Code of Civil Procedure (CCP) Section 1245.220. Pursuant to CCP Section 1245.235, notice of said hearing was mailed to property owners William and Marion Johnson on March 5, 1987. On March 18, 1987, the City received written notice, pursuant to CCP Section 1245.235, from the Johnson's attorney that the Johnsons requested to be heard at the April 1, 1987 hearing.

The City's right-of-way negotiator, Jerry Heminger, first contacted the owners of the well site for Well 10R in February of 1986. Through numerous contacts, permission to drill for a test well was granted in August of 1986. The test well bore out the fact that there is sufficient water for installation of a well and lab testing confirmed that the water would meet public health standards for drinking water.

Since confirmation and approval of the site and layout by the California State Department of Public Health, the City has been back negotiating with the owners, and at this time the City has neither agreement nor deed. If the City is to get any use this year of the water from this well, it is imperative that the City proceed as rapidly as possible with drilling. At the present time, the City has no producing wells east of Cherokee Lane and, as a result, water pressure and fire protection in the City's industrial area are limited.

Pursuant to the code of Civil Procedure (CCP) Section 1240.030, the power of eminent domain may be exercised to acquire property for the proposed project only if all of the following are established:

- a) The public interest and necessity require the project
- b) The project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.
- c) The property sought to be acquired is necessary for the project.

CCP Section 1240.040 provides that a public entity may exercise the power of eminent domain only if it has adopted a resolution of necessity that meets the requirements of CCP Section 1245.210 et seq. Pursuant to CCP Section 1245.240, the resolution of necessity must be adopted by a vote of two-thirds of all of the members of the governing body of the public entity.

Pursuant to CCP Section 1245.250 (b), the resolution of necessity creates a presumption that the matters referred to in Section 1240.030 are true. This presumption is a presumption affecting the burden of producing evidence.

It is important to be aware that once the resolution of necessity has been adopted, according to CCP Section 1245.260, the City must commence an eminent domain proceeding to acquire the property within six months after the date of adoption, or if the City has filed such proceeding, the City must serve the complaint and the summons relating to the proceeding. If they do not, the property owner may file an action for inverse condemnation to

- a) Require the City to take the property and pay compensation therefor, and/or

Continued April 1, 1987

- b) Recover damages from the City for the interference with the possession and use of the property resulting from adoption of the resolution.

However, the City Council is permitted to rescind the resolution of necessity as a matter of right at any time before the property owner commences an action under CCP 1245.260.

A diagram and further background information regarding the matter was presented by Public Works Director Ronsko.

Mr. William Johnson, 907 Tara Place, Lodi, addressed the Council in connection with the Resolution of Necessity regarding Eminent Domain of their property located at 18695 North Kennison Lane. Mr. Johnson stated that his concern is water to irrigate his acreage at the subject site; that he wants to get water from the City at the same rate he presently is paying; and that he wants to get water when he needs it. He also indicated that he wanted a water line to service the house that is located on the property.

Mr. Johnson then reported on his perception of the negotiations regarding the subject property to date.

There being no other persons in the audience wishing to speak on the matter, the public portion of the hearing was closed.

A lengthy discussion followed with questions being directed to the City Staff and to Mr. Johnson.

On motion of Council Member Snider, Hinchman second, Council adopted Resolution No. 87-44 - A Resolution of Necessity Regarding Eminent Domain Pursuant to the Code of Civil Procedure - Property Located at 18695 North Kennison Lane Within San Joaquin County.

The motion carried by the following vote:

Ayes: Council Members - Hinchman, Olson, Snider, and Reid (Mayor)

Noes: Council Members - Pinkerton

Absent: Council Members - None

GENERAL PLAN - LAND
USE ELEMENT AMENDMENT
AND REZONING OPPOSED
1340 SOUTH PLEASANT
AVENUE

CC-53(a)

Notice thereof having been published according to law, an affidavit of which publication is on file in the office of the City Clerk, Mayor Reid called for the Public Hearing to consider the Lodi City Planning Commission's recommendation that the General Plan - Land Use Element be amended by redesignating 1340 South Pleasant Avenue, Lodi, from Medium Density Residential to Commercial.

Further, notice of which had been published according to law, affidavit of which publication is on file in the office of the City Clerk, Mayor Reid also called for the Public Hearing to consider the request of Jerry D. Kelly to rezone 1340 South Pleasant Avenue, Lodi, from R-MD, Medium Density Multiple Family Residential, to C-2, Commercial.

Continued April 1, 1987

Community Development Director Schroeder indicated that it would be appropriate for both matters to be heard at the same time; however, it would be necessary to have separate actions on each matter.

Community Development Director Schroeder then introduced the matters, presented diagrams of the subject area, and responded to questions regarding the subjects as were posed by members of the Council.

Mr. Ladon G. Bader, Attorney-at-Law, representing the property owner Mr. Jerry D. Kelly, spoke on behalf of the matter and responded to questions regarding the subject as were posed by members of the Council.

There being no other persons in the audience wishing to speak on the matter, either in favor or in opposition, Mayor Reid closed the public hearing.

A lengthy discussion followed with questions being directed to Staff and to Mr. Bader.

Mayor Pro Tempore Olson then moved for introduction of Ordinance No. 1398 - An Ordinance amending the General Plan - Land Use Element by redesignating 1340 South Pleasant Avenue, Lodi, from Medium Density Residential to Commercial. For the purpose of discussion the motion was seconded by Council Member Hinchman. Additional discussion followed with Council Members sharing their concern regarding "spot zoning".

Following the call for the questions, the motion failed to pass by the following vote:

Ayes: Council Members - None

Noes: Council Members - Hinchman, Olson,
Pinkerton, Snider, and
Reid (Mayor)

Absent: Council Members - None

Further, consistent with this action, Council denied the request of Jerry D. Kelly to rezone 1340 South Pleasant Avenue, Lodi from R-MD, Medium Density Multiple Family Residential to C-2 General Commercial.

2336 AND 2342 WEST
VINE STREET AND 900
AND 906 INTERLAKEN
DRIVE, LODI REZONED
FROM R-C-P, RESIDENTIAL -
COMMERCIAL - PROFESSIONAL
AND ASSESSOR PARCEL NO.
027-040-26 FROM U-H,
UNCLASSIFIED HOLDING
TO R-1, SINGLE-FAMILY
RESIDENTIAL

ORD. NO. 1398
INTRODUCED

CC-53(a)
CC-149

Notice thereof having been published according to law, an affidavit of which publication is on file in the office of the City Clerk, Mayor Reid called for the Public Hearing to consider the request of Glen I. Baumbach, c/o Baumbach and Piazza, on behalf of Chris Keszler (Sunwest Development) to rezone 2336 and 2342 West Vine Street, Lodi, and 900 and 906 Interlaken Drive, Lodi, from R-C-P, Residential-

Continued April 1, 1987

Commercial-Professional and Assessor Parcel No. 027-040-26 from U-H, Unclassified Holding to R-1, Single-Family Residential.

The matter was introduced by Community Development Director Schroeder who presented a diagram of the subject area, and responded to questions regarding the subject as were posed by members of the Council.

Mr. Glen I. Baumbach, c/o Baumbach and Piazza, spoke on behalf of Chris Keszler (Sunwest Development), regarding the matter and in favor of the request.

There being no other persons wishing to speak on the matter, the public portion of the hearing was closed.

Following discussion, Council Member Pinkerton moved introduction of Ordinance No. 1398 - An Ordinance Amending the Official District Map of the City of Lodi and Thereby Rezoning 2336 and 2342 West Vine Street, Lodi, and 900 And 906 Interlaken Drive, Lodi, from R-C-P, Residential-Commercial-Professional, and Assessor Parcel No. 027-040-26 from U-H, Unclassified Holding to R-1, Single-Family Residential. The motion was seconded by Council Member Hinchman and carried by unanimous vote.

PLANNING COMMISSION City Manager Peterson presented the following Planning
REPORT Commission Report of the Planning Commission Meeting of
March 23, 1987:

CC-35

The Planning Commission -

ITEMS OF INTEREST

1. Conditionally approved the request of Benjamin and Carmelita Pineda for a Use Permit for a board and care home located at 458 Almond Drive, in an area zoned R-MD, Residential-Medium Density. The Use Permit will allow a maximum of 15 developmentally disabled children.

In a related matter the Planning Commission certified the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on this request.

2. Conditionally approved the request of Cecil Dillon, Engineer, on behalf of Richard Entzi, for a lot line adjustment to move the lot line between Lots 5 and 6, Sunwest, Unit #4, westerly 10 feet.
3. Made a conditional recommendation of approval to the San Joaquin County Planning Commission for a Use Permit request for John Van Ruiten to utilize existing buildings for agricultural related uses. The property is located on the west side of Lower Sacramento Road, 3,300' south of State Route 12, south of Lodi (i.e. 14433 Lower Sacramento Road) in an area zoned GA-40, General Agriculture 40 acre minimum.

COMMUNICATIONS
(CITY CLERK)

PUC APPLICATIONS

CC-7(f)

City Clerk Reimche presented Pacific Gas and Electric Company Application No. 87-01-032 in which it requests authority from the California Public Utilities Commission to decrease its rates effective July 1, 1987 to "Core" customers by about 4.3 percent or by approximately \$731 million on an annualized basis.

Continued April 1, 1987

APPOINTMENT
TO PLANNING
COMMISSION

CC-2(q)

On motion of Mayor Pro Tempore Olson, Hinchman second, Council gave its consent of the Mayor's appointment of James E. Griffith to the City Planning Commission to fill the unexpired term of Joanne Hoffman, which term is due to expire June 30, 1990.

COMMENTS BY CITY
COUNCIL MEMBERS

SUPERINTENDENT OF
SCHOOLS LARSON
APPLAUDED FOR HIS
OUTSTANDING
CONTRIBUTIONS TO
EDUCATION AND TO
THIS COMMUNITY

CC-9
CC-43

On introduction of Council Member Snider and Council Member Hinchman, Council applauded retiring Superintendent of Schools, Ellerth Larson, for his outstanding contributions to education and to this community.

COUNCIL
INDICATES DESIRE
TO MEET WITH NEW
SUPERINTENDENT OF
SCHOOLS

CC-43

Members of the Council also expressed their desire to meet in the near future with the new Superintendent of Schools, Dr. Neil Schmidt.

ABOVEGROUND UTILITY
INSTALLATIONS BEING
CONSTRUCTED AS PART
OF CABLE TELEVISION
REBUILD

CC-16
CC-22(c)

The subject of the King Videocable Company rebuild in this Community was introduced by Council Members Snider and Hinchman, and it was pointed out that apparently some underground utility installations are now being replaced with aboveground utility installations. According to information received these installations are being made without prior notification of the property owner. Staff is presently looking into the situation.

CONCERN EXPRESSED
REGARDING LACK OF
CROSSWALKS, SIGNING,
AND FENCING IN AREA
OF KETTLEMAN LANE
AND CENTURY BOULEVARD
MEDIAN

CC-45(a)
CC-168

Council Member Hinchman expressed his concern regarding lack of crosswalks, signing, and fencing in the area of the Kettleman Lane and Century Boulevard median.

STATUS REPORT ON
LODI DROP-IN CENTER
SITE REQUESTED

CC-14(b)
CC-15
CC-27(a)

Following introduction of the matter by Council Member Hinchman, City Manager Peterson was requested to provide Council, at its meeting of April 15, 1987, with a status report concerning the Lodi Drop-In Center site and the City's future plan for the subject site.

"SPRING CLEANUP
WEEK" ANNOUNCED

CC-²²~~32~~(b)
CC-39
CC-54

It was announced that the Sanitary City Disposal Company will be holding its "Spring Cleanup Week", the week of April 26 - May 2, 1987.

Continued April 1, 1987

SUPPORT FOR
COMPREHENSIVE DELTA
LEVEE REHABILITATION
PROGRAM REQUESTED

CC-6
CC-19

Following introduction of the subject by Mayor Pro Tempore Olson, Staff was directed to place on the agenda for the Council Meeting of April 15, 1987 the request for Council's support and participation in the Coalition to Save Our Delta.

COMMENTS BY THE
PUBLIC ON NON
AGENDA ITEMS

There were no persons in the audience wishing to speak under this segment of the agenda.

REPORTS OF THE
CITY MANAGER

REGULAR CALENDAR

REQUEST FOR 4-WAY
STOP SIGNS, TOKAY
AND WASHINGTON
STREET

CC-48(h)

City Manager Peterson introduced the subject advising that a petition had been received signed by twenty-five people requesting the installation of 4-way stop signs at Tokay Street and Washington Street.

Ms. Michelle Turner, 303 East Tokay Street, Lodi, who circulated the petition addressed the Council on behalf of the matter and responded to questions as were posed by the Council.

Following discussion, on motion of Council Member Snider, Olson second, Council referred the matter to Staff for its analysis and recommendation.

Further, Council requested additional police enforcement in the subject area as it pertains to truck traffic.

CONSIDERATION OF
ORDINANCE RELATING
TO SOLID WASTE
TRANSPORTATION
WITHIN THE CITY

CC-24(b)
CC-54

City Attorney Stein reminded the Council that he had been requested to prepare an ordinance which would require that no solid waste and/or garbage shall be removed and carried on and along the streets and alleys of the City, unless such materials are enclosed or otherwise secured so as to prevent the waste and/or other garbage from being blown, dropped, spilled, or leaked.

The proposed ordinance was to conform with San Joaquin County's new requirements that all such matter that is being taken to the Harney Lane Landfill shall be so secured.

A lengthy discussion followed with questions regarding the subject being directed to City Attorney Stein and other staff members.

On motion of Council Member Snider, Pinkerton second, Council determined not to act on the proposed ordinance.

REPORT BY CITY
ATTORNEY REGARDING
BIDDING PROCEDURE
REQUIREMENTS

CC-159

City Attorney Stein presented a report regarding bidding procedure requirements. A lengthy discussion followed with questions regarding the matter being directed to Mr. Stein

Continued April 1, 1987

and other staff members. No formal action was taken by the Council regarding the matter.

PURCHASING OFFICER,
JOEL HARRIS,
INTRODUCED

Finance Director Robert Holm introduced the City's new Purchasing Officer, Mr. Joel Harris.

CC-34

REVIEW OF AB 229
(LEONARD)

Agenda item K-4 - "Review of AB 229 (Leonard) which bill redefines 'retailer engaged in business in this State' to include out of state retailers who are advertising or soliciting by mail or electronic media to consumers located in the State of California" was introduced by City Manager Peterson.

CC-28

City Manager Peterson advised that a number of months ago, concern was stated by this City Council regarding the loss or leakage of sales tax due to cable television home shopping channels, as well as other mail order advertising being mailed to this State. At that time, Council asked the City Manager to determine whether there was any legislation being considered regarding this particular area of concern.

Subsequent to that Council meeting, Assemblyman Phil Isenberg's office was contacted, and it was determined that Assembly Bill 229 had been introduced, and that the bill will be amended to include in the definition of "retailer engaged in business in this state", those who are engaged in mail-order sales or those who utilize electronic media to solicit orders for tangible personal property. Once this bill goes into effect it would require the retailer to collect from the purchaser, the sales tax that the State would set, and refund that amount to the State. The monies then collected in the State fund would then be distributed to the city in proportion to each city's share of the total sales tax revenue.

The bill is presently in the Assembly Revenue and Taxation Committee and scheduled to be heard on April 20, 1987. It has been recommended by the League of California Cities that the cities send a letter in support of AB 229 to the various members of the Assembly Committee.

Following discussion, on motion of Mayor Pro Tempore Olson, Hinchman second, Council directed that a letter of support for the subject bill be sent to the Assembly Committee on Revenue and Taxation.

TRAPPING OF CATS

CC-65

At its regular meeting of March 18, 1987, Mayor Pro Tempore Olson requested information concerning the notification to cat owners when their pets have been trapped and taken to the City's Animal Shelter. City Manager Peterson reported he had reviewed this matter with the Chief of Police and the Animal Control Officer. While there is no simple, inexpensive way to provide individual notification to residences in the area where the cat is trapped, there no doubt will be some benefit from an increased public awareness effort. Contact will be made with the Lodi News-Sentinel to request the publication of periodic reminders to keep the public advised that unlicensed cats brought to the Animal Control Shelter will be destroyed if unclaimed within 72 hours. With regard to licensed cats, the owners are contacted and advised that their pet has been impounded. If we cannot reach the owner by telephone, an Animal Control employee will place a notice on the front

door or deposit it in the owner's mailbox. It is the City's policy not to destroy a licensed animal before contact has been made with the owner, regardless of how long that may take. On occasion, an owner, when so notified, will request that the animal be destroyed. To the best of our knowledge, Animal Shelter personnel have never destroyed a licensed animal without the owner's authorization. When animals are reclaimed, the owner must pay a redemption fee of \$5.00. Unlicensed cats may be redeemed by the payment of the redemption fee, plus the purchase of a pet license (\$1.00) and the payment of a penalty fee (\$2.00).

The City currently has available for use by the public, 16 cat traps. During the breeding season (March through August) all 16 are frequently in use. Some are used in more than one location on the same day. It is difficult, if not impossible, to capture cats any other way. Thus, virtually all of the cats who are impounded reach the Animal Shelter as a result of having been trapped. In addition to residents borrowing and using the traps, the City's animal control personnel utilize these devices at the request of merchants, industrialist, packing house operators and the like. Animal control personnel will pick up from residents trapped cats at the rate of as high as 8-10 cats each day. Approximately 90 cats a month (about 1,100 a year) are destroyed at the Animal Shelter. With these kinds of numbers, it is really not feasible to deliver individual notices to dwelling units (houses and/or apartments) in the immediate area where the cat was trapped.

Obviously, the importance of licensing one's animal (dog or cat) cannot be overemphasized. Unfortunately, some will purchase the pet license, but for one reason or another, will not put the license on the pet. Such an animal when impounded is "unlicensed" and is handled accordingly.

City Manager Peterson reported that this matter will be discussed with the Lodi News-Sentinel and hopefully the resultant additional publicity regarding the importance of licensing will have a positive affect.

ITEMS REMOVED
FROM THE AGENDA

With the concurrence of the Council, agenda item K-6 - "Award Contract for Well Drilling, Well 10R, east side of Central California Traction Line at Lime Street off of Guild Avenue" was removed from the agenda.

APPROVAL OF PROPERTY
ACQUISITION PROGRAM -
PROPERTY LOCATED AT
207 WEST ELM STREET
LODI

CC-6
CC-27(a)

Council was reminded that at its regular meeting of January 21, 1987, the City Council heard a presentation on the implementation of a long-range property acquisition program in the immediate vicinity of the Civic Center complex. Specifically, the property involved is that one-half block on the north side of West Elm Street from the street north to the alley, and from Church Street west to Lee Avenue. This recommendation was triggered by the availability for sale of the property at 207 West Elm Street. Following the presentation, the City Council directed the City Manager to investigate the purchase of this property, obtain an appraisal, and report back to Council. The City Manager reported that he is now in possession of some information regarding the parcel in question, and since he is ready to receive direction from the City Council regarding negotiations, it is appropriate that this matter be reviewed

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in Closed Session. This is a permitted topic for discussion in Closed Session under the provisions of the amended Brown Act.

City Manager Peterson indicated that it was his recommendation that this program be initiated. The commitment to the continued development of the City's Civic Center at its present location in the downtown area is a decision that was made some time ago. The plans and specifications for the remodel of the Carnegie Building have been completed, and the plans are now being reviewed in the City's Building Inspection Division. Virtually all of the work on the space analysis of the City Hall remodel and addition project has been completed and the city is close to the start of the preparation of the preliminary plans for the City Council's review and comment. With this commitment as a course to follow, it is timely to review the need for additional area for public uses which cannot now be precisely defined. The draft "Growth Management Program for Lodi" prepared by the firm of Jones & Stokes and presented to the Measure A Task Force at its meeting of February 26, 1987, includes a population projection based on a modest 2% annual growth rate. This scenario would result in an increase in the City's population to approximately 60,000 in 15 years; 65,000 in 20 years. City Manager Peterson stated that there is no question in his mind that there will be the need for more space, be it for parking, City offices, or offices of other public agencies (County, State and/or Federal) which might be grouped in this immediate area for the convenience of the public. Reviewing existing land uses surrounding the Civic Center complex, the best direction for ultimate expansion is to the north. This plan would be truly long-range. Acquiring these properties as they become available could easily take 10-15 years.

The County of San Joaquin has initiated eminent domain proceedings for the acquisition of the former Pacific Telephone Company building located in the proposed acquisition area for use by the courts.

Following discussion, on motion of Council Member Snider, Olson second, Council directed the City Manager to proceed with the implementation of a long-range property acquisition program in the immediate vicinity of the Civic Center complex.

Mr. Khan, 701 Clinton Drive, Stockton, California, representing Afroz and S. Zaman, et al., owners of the property at 207 West Elm Street, Lodi, addressed the Council advising his property was still on the market.

CLOSED SESSION -
PROPERTY ACQUISITION
PROGRAM

CC-6
CC-27(a)

PROPERTY
ACQUISITION
NEGOTIATIONS
APPROVED

The meeting was adjourned at 9:30 p.m. to a "Closed Session" pertaining to negotiations regarding property acquisition (54956.8 State of California Government Code).

The meeting was reconvened at approximately 10:05 p.m.

On motion of Mayor Pro Tempore Olson, Hinchman second, Council directed the City Manager to proceed with negotiations for the acquisition of the property located at 207 West Elm Street, Lodi.

The motion carried by unanimous vote.

Continued April 1, 1987

REORGANIZATION OF
THE COUNCILCC-6
CC-76

Mayor Reid applauded the members of the Council for their hard work this past year and expressed special appreciation to Mayor Pro Tempore Olson for her assistance throughout the year.

A presentation was made to Mayor Reid by City Clerk Reimche expressing sincere appreciation from his fellow Council Members and staff for his outstanding year as Mayor.

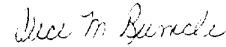
City Clerk Reimche received the gavel from Mayor Reid and declared nominations open for the office of Mayor. Council Member Hinchman then nominated Mayor Pro Tempore Olson for the Office of Mayor. There being no further nominations, City Clerk Reimche declared nominations closed. Mayor Pro Tempore Olson was elected Mayor by unanimous vote.

City Clerk Reimche then passed the gavel to Mayor Olson. Mayor Olson called for nominations for the office of Mayor Pro Tempore. Council Member Pinkerton then nominated Council Member Snider for the office of Mayor Pro Tempore. There being no further nominations, Mayor Olson declared nominations closed. Council Member Snider was then elected Mayor Pro Tempore by unanimous vote.

ADJOURNMENT

There being no further business to come before the Council, Mayor Olson adjourned the meeting at approximately 10:10 p.m.

ATTEST:

Alice M. Reimche
City Clerk